

## HARROW ROAD, LINTHORPE, MIDDLESBROUGH, TS5 5NX

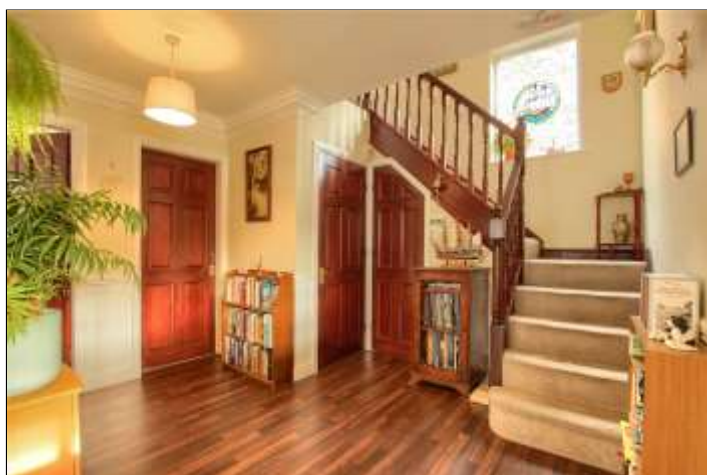


- ▲ Detached Garage with Space for Workshop
- ▲ Conservatory with Upgraded Windows Added in 2023
- ▲ Ground Floor WC & Utility Room
- ▲ Purpose Built Home in 1990
- ▲ Large Private Rear Garden
- ▲ Baxi DuoTec Combi Boiler
- ▲ Everest UPVC Double Glazed Windows & Exterior Doors
- ▲ The Whole Property Benefits from Everest-fitted UPVC and Roofline Work, Including the Garage
- ▲ Front Garden Has a Rowan Tree, Roses & Japanese Maple Trees to Add Beautiful Kerb Appeal
- ▲ Rear Garden Having Crab Apple Trees, Smaller Fruit Trees & a Magnolia Tree
- ▲ Partially Boarded Loft Space
- ▲ Master Bedroom En-Suite
- ▲ Stunning Entrance Hall with Staircase Leading to Large First Floor Landing

**£315,000**

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Properties like this are rare to the market so we advise an early viewing.

The property comprises entrance hall, lounge, dining room, kitchen, utility room and conservatory. On the first floor there are four bedrooms, master with en-suite shower room and a family bathroom with a four-piece suite. Externally there are neat gardens to the front and rear with a detached garage and ample off street parking.

#### **GROUND FLOOR**

**ENTRANCE HALL - 6.17m (20'3") x 1.6m (5'3") increasing to 3.43m (11'3")**

6.17m x 1.6m increasing to 3.43m  
With UPVC entrance door, staircase to the first floor, storage cupboard, woodgrain effect vinyl flooring, and radiator.

**LOUNGE - 3.48m x 6.48m (11'5" x 21'3")**

With two radiators and electric flame effect fire.

**DINING ROOM - 4.17m x 2.95m (13'8" x 9'8")**

Currently being used as a Study/Guest Bedroom by the present occupiers. Radiator and sliding door to the conservatory.

**KITCHEN - 4.14m x 3.4m (13'7" x 11'2")**

With white shaker design wall, drawer, and floor units, wood block effect roll edge worktop, electric oven with electric grill, four ring gas hob with integrated extractor fan, one and a half bowl sink unit, space for fridge freezer, radiator, tile effect vinyl flooring and sliding door to the conservatory.

**UTILITY ROOM** - With floor units, roll edge worktop, stainless steel sink, Baxi DuoTec combi boiler, UPVC door to the drive, radiator, and tile effect vinyl flooring.

**CLOAKROOM/WC** - With close coupled WC, pedestal wash hand basin, radiator, extractor fan and woodgrain effect vinyl flooring.

**CONSERVATORY - 5.8m x 3.12m (19' x 10'3")**

With solid wood flooring, radiator and UPVC French doors to the rear garden.

**TO VIEW:** Tel: **01642 254222**  
64-66 Borough Road, Middlesbrough, TS1 2JH

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## FIRST FLOOR

**LANDING - 3.53m (11'7") reducing to 3.05m (10') x 3.76m (12'4")**

With radiator, storage cupboard and loft access.

**BEDROOM ONE - 3.76m x 4.06m (12'4" x 13'4")**

Currently used by the vendors as a bed-sit for a relative. Radiator.

**EN-SUITE - 2.13m x 1.63m (7' x 5'4")**

With close coupled WC, pedestal wash hand basin, shower cubicle and radiator.

**BEDROOM TWO - 2.82m x 4.1m (9'3" x 13'5")**

With radiator.

**BEDROOM THREE - 3.18m x 3.53m (10'5" x 11'7")**

With radiator.

**BEDROOM FOUR - 2.51m x 4.06m (8'3" x 13'4")**

With radiator.

**BATHROOM - 2.57m x 2.44m (8'5" x 8')**

Comprising close coupled WC, pedestal wash hand basin, bath, shower cubicle, radiator, and woodgrain effect vinyl flooring.

## EXTERNALLY

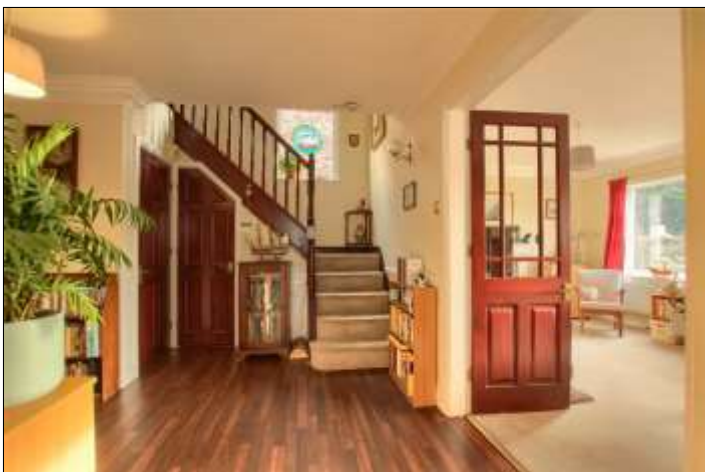
**GARDENS & GARAGE** - To the front there is a neat open plan lawned garden with wrought iron fencing and a driveway providing off road parking leading to a DETACHED GARAGE with space for workshop, Everest fitted roofline together with Everest UPVC doors and windows. To the rear there is a large garden with lawn and patio area.

**AGENTS REF:** - TM/LS/MID230660/25012024

**Council Tax Band:** E      **Tenure:** Freehold

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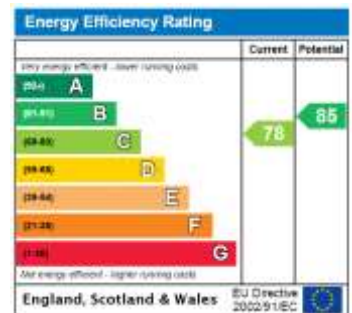


36A Harrow Road



Not to Scale. Produced by The Plan Portal 2024  
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